

April 1, 1985

Mr. Scott Ziebarth
2503 Ocean Front Walk
Venice, CA 90291

Dear Mr. Ziebarth:

Ohana Dwelling Permit (OD85-30)
Tax Map Key: 6-6-08:44, lot 17

This is to inform you that the subject application has been reviewed by all of the concerned agencies, and the following are our findings:

1. The subject property is served by an acceptable street.
2. The application can meet with the State Department of Health wastewater treatment and disposal systems requirements.
3. You have proven to our satisfaction that there are no restrictive covenants prohibiting the additional dwelling on the lot.
4. Submitted plans include two off-street parking stalls on the property.

Based on the above, you are hereby granted approval to permit the construction of an Ohana Dwelling, subject to the following condition(s):

- (a) The minimum building setback requirements are: Front and rear yard - minimum fifteen (15) feet and sideyard(s) - one story - minimum eight (8) feet and two (2) story - minimum ten (10) feet.

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- (b) The building permit for the Ohana Dwelling shall be secured within two (2) years of the date of this Permit. Should you fail to comply with the timetable, this Ohana Dwelling Permit shall be automatically voided.
- (c) This Ohana Dwelling permit is subject to all other applicable rules, regulations and requirements, including but not limited to those of the Planning Department, Department of Public Works, and State Department of Health.
- (d) The applicant shall conform to State Department of Health standards and regulations as specified by their comments dated March 22, 1985 on the enclosed copy of our transmittal letter dated March 18, 1985.
- (e) Existing off-street parking space for two vehicles exists and has been designated to fulfill the Ohana Dwelling parking requirement. Said space may not be employed for storage or other use unless and until approved alternative parking arrangements are established.
- (f) Construction drawings submitted with the building permit shall indicate the location of the required second parking.

Should you have any questions regarding the above, please feel free to contact either Masa Onuma or William Yamanoha of my staff at 961-8288. Please bring this Permit with you when you apply for a building permit for the Ohana Dwelling.

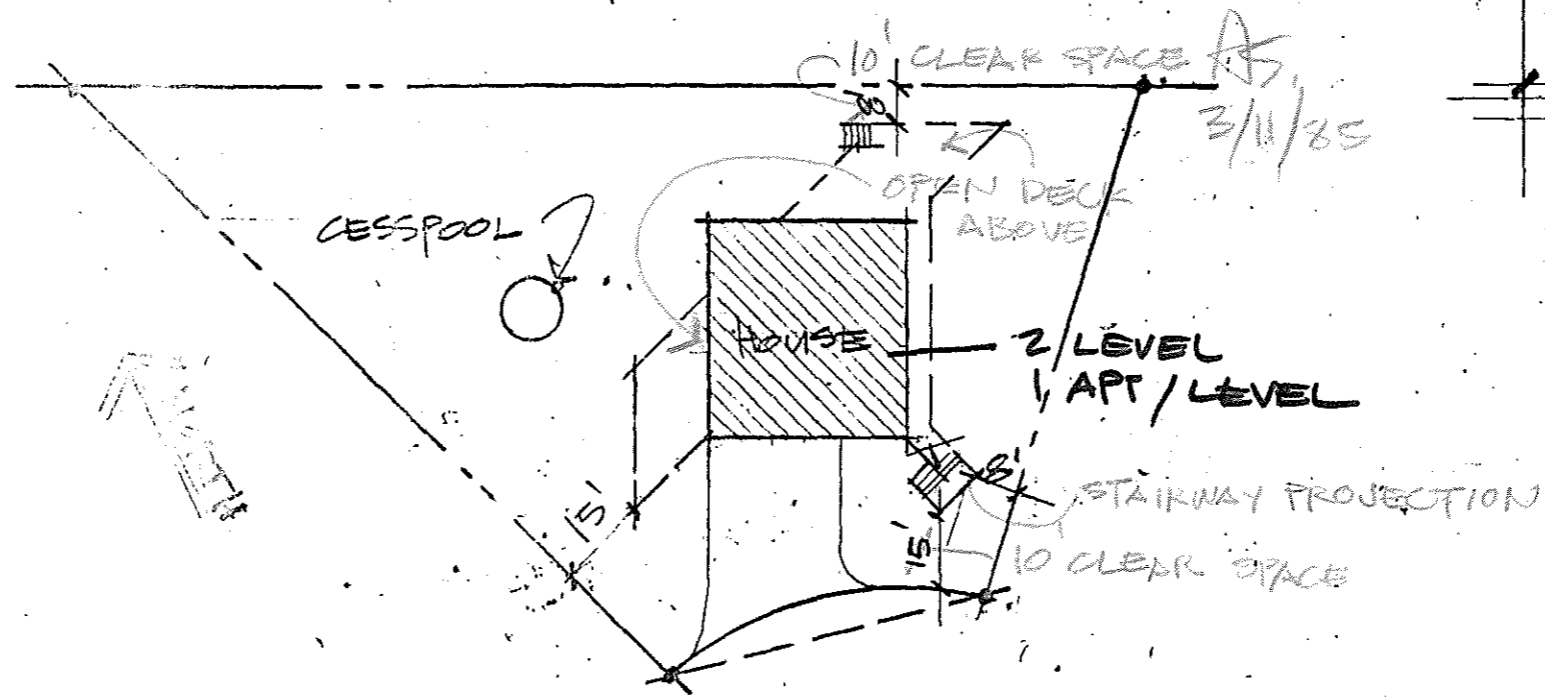
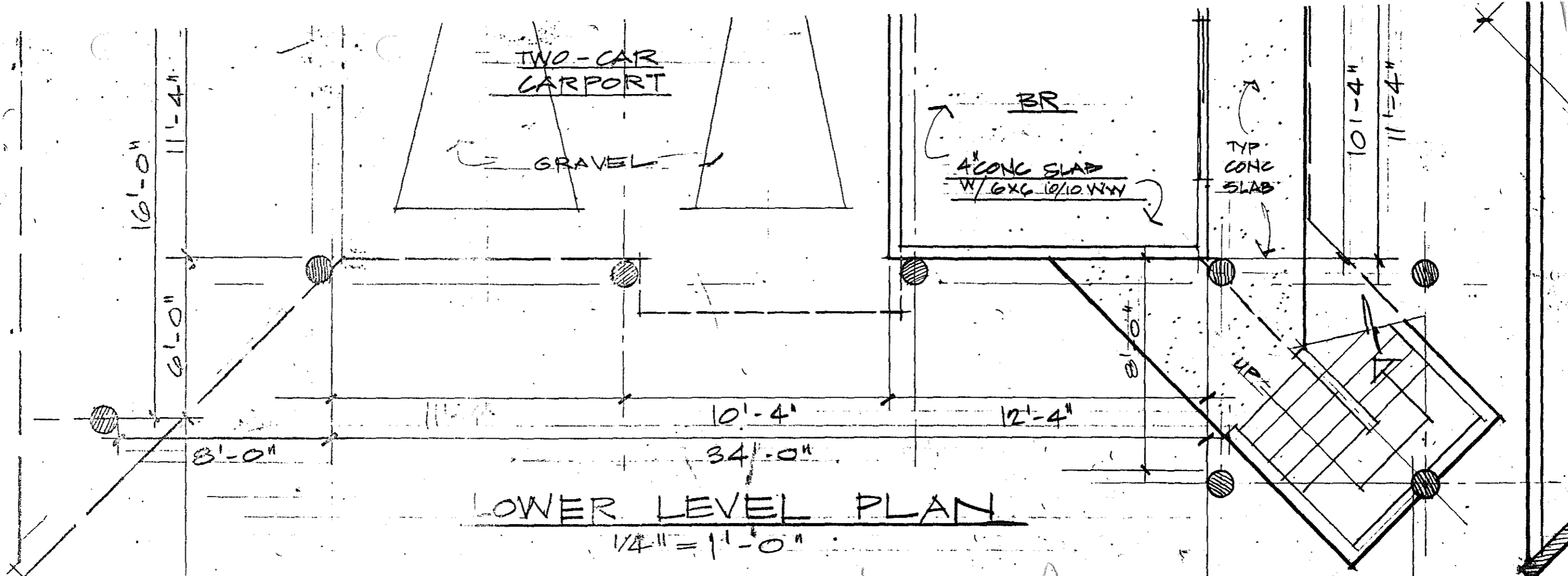
Sincerely,



ALBERT LONO LYMAN
Planning Director

WRY:wkm

cc: Aza Summers, AIA
Department of Health,
Chief Sanitarian
Department of Public Works
Real Property Tax Division



PLOT PLAN

1" = 30'-0"

TMK 6-6-08:44

9,715 SQ FT